

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this 2nd day of September, 2021, the Planning and Zoning Commission convened in the Lakeside Pavilion at 305 Buena Vista Dr., Marble Falls, Texas, having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Darlene Oostermeyer Angela Taylor Danny Miller Jason Coleman	Vice-Chairman Commissioner Commissioner Commissioner
MEMBERS ABSENT:	Fred Zagst Greg Mills Tom Martin	Chairman Commissioner Commissioner
STAFF PRESENT:	Scarlet Moreno Caleb Kraenzel Thomas Crane Mike Ingalsbe Kristen Jones	Planner Asst. City Manager Fire Marshal Building Official Development Service Technician
VISITORS:	Logan Belk Teresa Becker Mark Sparrow Shereen Hirning Steven Davis Jane Marie Hurst Russ Roper	Fred Becker Dan Brouillette Robert Hirning John Byrne Bobby Burnam Martin Starry

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Vice-Chairman Oostermeyer called the meeting to order at 6:00 pm and declared a quorum of the Commission is present to conduct the meeting.
2. **CITIZEN/VISITOR COMMENTS:** This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting. There were no citizen comments
3. **REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:
 - A. **Discussion and Action** regarding approval of the minutes from the August 5, 2021, regular meeting. Commissioner Coleman made a motion to approve the minutes from the August 5, 2021, regular meeting with correction of a typographical error in Commissioner Miller's name. Commissioner Taylor seconded the motion and the motion passed carrying a vote of 4-0.
 - B. **Public Hearing, Discussion, and Recommendation** regarding a Plat of 4.908 acres out of the R.D. Moore Survey, Abstract #621, Burnet County, Texas, and a Subdivision Waiver to Appendix B, Development Code, Article 6- Subdivision and Land Development, Division 6.2 Subdivision Design Standards, Section 6.2.1.B Adequacy of Street and Thoroughfares. Case No. 2021-35-P (Shereen Nasir-Hirning, owner and Cuplin &

Associates, applicant). Scarlet Moreno, Planner, addressed the commission. The commission discussed the following:

- Concerns with the Right of Way decreasing from 50' to 40' and then increasing back to 50'
- Concerns if 40' Right of Way is enough to improve the street to the standard street size of 31-35'
- Concerns regarding the 40' Right of Way to widen the street enough for Emergency Vehicles
- Concerns regarding the boat dock
- Concerns with the demolition of the carport that crosses the lot lines after the approval of the replat.

Vice-Chairman Oostermeyer opened the public hearing.

Robert Hirning addressed the commission and stated that the reason for the 40' Right of Way is to preserve the natural beauty of the area and to preserve a big Oak Tree.

Fred Becker addressed the commission with concerns regarding the sewer, the narrow street, and traffic on the road when there is an accident or other traffic delays on 281.

Shereen Nasir-Hirning addressed the commission clarifying that the utilities are on the property and stating that they are freely giving the city the road way and the right of way, plus money to help pay for the street to be improved with an overlay and ribbon curbing.

Commissioner Miller made a motion to continue the item for future hearing giving the applicant the opportunity to consider an alternate layout with some geometrical changes to allow for the 50' right of way while preserving the Oak Tree, and to file for a demolition permit for the carport. Commissioner Taylor seconded the motion. The motion passed carrying a vote of 4-0.

C. Public Hearing, Discussion, and Recommendation regarding an amendment to a Planned Development District, Roper Ranch PDD Ordinance 2018-O-07D, with base zoning district of Neighborhood Commercial (NC), General Commercial (GC), Business/Industrial Park (BP), Neighborhood Residential (NR), and Multi-Family Residential (MR) for approximately 361 acres out of the R.S. Morgan Survey No. 800, Abstract #597, the F. Fissler Survey No. 1065, Abstract #328, the J.W. Franklin Survey No. 1003, Abstract #341, the C.&M. R.R. Co. Survey No. 3, Abstract #1123, the Joseph Harrell Survey No. 533, Abstract No. 451, the Guadalupe Flores Survey No. 7, Abstract No. 304, and the C. & M. RR. Co. Survey No. 1, Abstract No. 1122, and the A. Schroeter Survey No. 4, Abstract No. 1270, Burnet County, Texas, located east of US Highway 281, west along County Road 401, north of State Highway 71, and south of east Farm to Market Road 2147. Case No. 2021-28-PDD (Ellison Roper Land Corporation, Janie Kay Roper Harris, & Roper Ranch, LLC owner and Roper Ranch, LLC applicant) Scarlet Moreno, Planner, addressed the commission. The commission discussed the following:

- The difference between this amendment and the last amendment
- The Land Use Table
- Concerns regarding the Street Side Setbacks of 10' in the Neighborhood Residential Zoning District when the City has those setbacks at 25' in the same Zoning District
- The process of the current Public Improvement District being amended
- Utility expansion into the area

- Lot sizes

Vice-Chairman Oostermeyer opened the public hearing.

Martin Starry addressed the commission clarifying that the reduced Street Side Setbacks are only on the cul-de-sacs. He also spoke about the buffer zones on the collector streets, sidewalks and the widths and the pavement material for the hike and bike trails.

Steve Davis addressed the commission with concerns with flooding where he lives becoming a problem with this development as he stated Flat Rock Creek does flood and that E FM 2147 low water crossing floods. He also stated concerns with the traffic on County Road 401 and W FM 2147.

Commissioner Coleman made a motion to recommend approval with staff recommendations and that number 6 on General Regulation notes under Exhibit "E" Land Use Tables is removed. Commissioner Miller seconded the motion and the motion passed carrying a vote of 4-0.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

A. Update regarding City Council disposition on Planning and Zoning Commission items

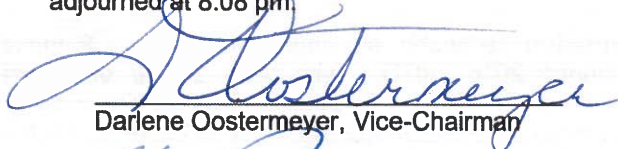
1. 2021-26-CUP – 408 Avenue G Conditional Use Permit

B. Overview of the monthly Building Permit Summary and Construction Update:

1. August Building Permit Summary

C. Department and City Updates

5. **ADJOURNMENT:** There being no further items to discuss, Commissioner Taylor made a motion to adjourn the meeting and Commissioner Coleman seconded. The motion carried a vote of 4-0 and the meeting was adjourned at 8:08 pm.



Darlene Oostermeyer, Vice-Chairman



Kristen Jones, Commission Secretary